

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

FEBRUARY 18, 2003

RESPONSIBLE STAFF:

City Manager's Office and
Planning & Code Administration
Staff – Trudy Schwarz, Presenting

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Public Hearing: **Joint**
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	01/29/2003
	02/05/2003
	02/08/2003
	02/12/2003
Hearing Date	02/18/2003
Record Held Open	
Policy Discussion	

TITLE: SDP-01-006

Joint Public Hearing on SDP-01-006, Schematic Development Plan for Hidden Creek Land Bay III.

SUPPORTING BACKGROUND:

Hidden Creek I, LLC, Sandler at Hidden Creek LLC, Hidden Creek II, LLC and Churchill Development Corporation, ("applicants"), have submitted a revision to the Schematic Development Plan (SDP) application SDP-01-006. The application requests approval of a Schematic Development Plan (SDP), known as Hidden Creek – Land Bay III, in Gaithersburg, Maryland. The proposed plan includes **462 dwelling units** (16 Single Family Detached, 330 Single Family Attached, and 116 2-over-2 Condominium Units) on approximately 56 acres of land. The subject property is located east of Goshen Road, between Mid-County Highway and Girard Street in the Mixed Use Development (MXD) Zone.

The subject property was part of the June 7, 1971 annexation resolution R-21-71 for X-096 authorizing the annexation of approximately 169 acres of land. On May 21, 2001, the Mayor and City adopted the Ordinance O-8-01 approving the map amendment application Z-291 to rezone the 56 acres of land known as Hidden Creek Land Bay III to the MXD (Mixed Use Development) Zone and a sketch plan depicting 727 dwelling units. A joint public hearing was held on Dec. 12, 2001 on SDP-01-006, the companion Schematic Development Plan for the property, and the record was held open indefinitely. Soon after the hearing, the Residential Deferment was enacted. The applicant has been working with the City since then and has submitted a request to amend the map amendment application Z-291 by reducing the unit count from **727 dwelling units** to the proposed **462 dwelling units**. This is a revised version of the SDP that also reduces the number of units.

Following the joint public hearing, the application proceeds to the Planning Commission for a recommendation to the Mayor and Council. The application along with the Planning Commission is forwarded to the Mayor and City Council for policy discussion followed by the adoption of an ordinance that reflects the decision of the Mayor and City Council.

Attached:

List of Exhibits (Exhibits in **Bold** are attached)

DESIRED OUTCOME:

Planning Commission Hold Record Open until March 6, 2003

Mayor and Council to Hold Record Open until April 1, 2003

INDEX OF MEMORANDA
SDP-01-006 (Revised Plan)

No.

- 1) Schematic Development Plan, Land Use
- 2) Aerial Photo Plan
- 3) Schematic Development Plan, Adjacent Area
- 4) Schematic Development Plan, Circulation Systems
- 5) Connectivity Plan
- 6) Schematic Development Plan, Internal Roads
- 7) Schematic Development Plan, Building – Lot Plan
- 8) Schematic Development Plan, Parking Distribution Plan
- 9) Schematic Development Plan, Green Area
- 10) Schematic Development Plan, Waiver Request Plan
- 11) **Letter requesting publication of the Legal Advertisement in the January 29, 2003 and February 5, 2003 edition of the *Gaithersburg Gazette***
- 12) **Letter from Donald Boswell, DPWPM&E, to Mike Lichty, Rodgers Consulting re: Stormwater Management Plan**
- 13) **Application for Revised SDP-01-006**
- 14) **List of proposed street names**
- 15) Engineered Schematic Development Plan, 30 sheets
- 16) Schematic Development Plan, Land Use, ½ Scale version
- 17) Aerial Photo Plan, ½ Scale version
- 18) Schematic Development Plan, Adjacent Area, ½ Scale version
- 19) Schematic Development Plan, Circulation Systems, ½ Scale version
- 20) Connectivity Plan, ½ Scale version
- 21) Schematic Development Plan, Internal Roads, ½ Scale version
- 22) Schematic Development Plan, Green Area, ½ Scale version

- 23) Schematic Development Plan, Waiver Request Plan, 1/2 Scale version
- 24) Letter requesting publication of the Legal Advertisement in the February 7-9, 2003 Weekend and February 12, 2003 edition of the *Gaithersburg Gazette*
- 25) Notice of Public Hearing as sent to properties within 200' on February 10, 2003
- 26) Reduced version of Sheets 1-4 of the Engineered Schematic Development Plan

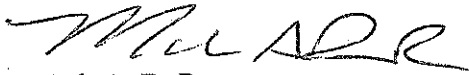
January 27, 2003

Bonnie Geiger
Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Ms. Geiger:

Please publish the following legal advertisement in the **January 29, 2003 and February 5, 2003** issues of the Gaithersburg Gazette.

Sincerely,



Mark A. DePoe
Planner

ASSIGN CODE: SDP-01-006

ACCT. NO. 133649

NOTICE OF JOINT PUBLIC HEARING

The Mayor and City Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Schematic Development Plan application SDP-01-006, filed by Odyssey Development, LLC, on

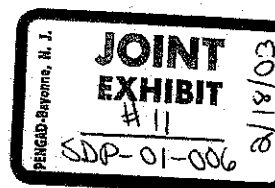
MONDAY
February 18, 2003
AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests approval of a Schematic Development Plan (SDP), known as Hidden Creek – Land Bay III, in Gaithersburg, Maryland. The proposed plan includes 462 dwelling units (16 Single Family Detached, 330 Single Family Attached, and 116 2-over-2 Condominium Units) on approximately 56 acres of land. The subject property is located east of Goshen Road, between Mid-County Highway and Girard Street in the Mixed Use Development (MXD) Zone.

Further information is available from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Mark A. DePoe
Planner



MODE = MEMORY TRANSMISSION

START=JAN-27 14:40

END=JAN-27 14:42

FILE NO.=091

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	S	93016707136	004/004	00:01:00

-THE CITY OF GAITHERSBURG -

***** -PLAN AND CODE - ***** 3012586336- *****



Gaithersburg
A CHARACTER COUNTS! CITY

FAX TRANSMITTAL FORM

SEND TO: BONNIE GEIGER
GAITHERSBURG GAZETTE

FAX NO.: 301-670-7136

FROM: MARK DEPOE
PLANNING & CODE ADMINISTRATION

FAX NO.: 301-258-6336

TELEPHONE NO.: 301-258-6330

DATE: 01/27/2003 TIME: 2:30 PM

NO. OF PAGES ATTACHED: 3

MESSAGE: **ADVERTISEMENTS FOR PUBLIC HEARING FOR THE
JANUARY 29, 2003 and FEBRUARY 5, 2003, ISSUES OF THE
GAITHERSBURG GAZETTE.**

THANK YOU.

**IF YOU EXPERIENCE DIFFICULTY IN RECEIVING THIS TRANSMISSION,
PLEASE CALL 301-258-6330**

City of Gaithersburg 31 South Summit Avenue Gaithersburg, MD 20877-2098
plancode@ci.gaithersburg.md.us www.ci.gaithersburg.md.us

MAYOR
Sidney A. Katz

CITY COUNCIL MEMBERS
Stanley J. Alster
Sharon B. Bohrer
Charles F. Davis
Geraldine E. Edens
Ann T. Somerset

CITY MANAGER
David B. Humpton



Gaithersburg
A CHARACTER COUNTS! CITY

January 27, 2003

Mr. Mike Lichty
Rogers Consulting
9260 Gaither Road
Gaithersburg, MD 20877

Subject: Stormwater Management Concept Plan
Hidden Creek, Land Bay III

Dear Mr. Lichty:

I have reviewed your stormwater management concept plan for the above referenced site and have the following comments:

1. Pond 1 is to control 27.7 acres but only 21 acres drain directly to the pond. Show how the remainder of the drainage will be compensated for in the pond, as your comps only indicated the 21 acres that will actually be draining to the pond.
2. The slopes inside the pond as well as the back slope must be 3:1.
3. Access for maintenance must be provided for both ponds and shown on the concept plan
4. Pond 2 may require an additional core trench as it is excavated at the top of a slope along Goshen Road resulting in the creation of a dam without core trench.
5. The plan needs to indicate the home owners association is responsible for all maintenance.
6. Both ponds will require the approval of Roger Thomas for the Montgomery Soil Conservation District which could take several months.
7. The area for groundwater recharge near Girard Street needs to have soil borings and to be designed with pretreatment prior to the water entering the infiltration structure.

Once you have modified the stormwater management concept to incorporate these comments please submit it to this office for review.

If you have any questions please feel free to contact me at 301-258-6370.

Sincerely,

Donald H Boswell

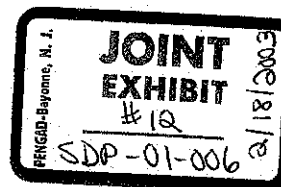
cc: Jim Arnoult

City of Gaithersburg • 300 Rabbitt Road, Gaithersburg, Maryland 20878-1600
301-258-6370 • FAX 301-258-6375 • TTY 301-258-6430 • publicworks@ci.gaithersburg.md.us • www.ci.gaithersburg.md.us

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Stanley J. Alster
Geraldine E. Edens
Henry F. Marraffa, Jr.
John B. Schlichting
Ann T. Somerset

CITY MANAGER
David B. Humpton



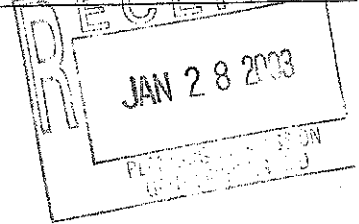
SITE PLAN APPLICATION

In accordance with Article III, Division 19, Section 24-160 D.9
and Article V of the City Code

- ☐ CONCEPT
☐ PRELIMINARY
☐ FINAL (MXD FEE APPLIES)
☒ SCHEMATIC DEVELOPMENT

Application # SDP-01-006
 Date Filed Jan 28, 2003
 Total Fee Previously Paid

Revised



1. SUBJECT PROPERTY

Project Name HIDDEN CREEK, LAND BAY III
 Street Address _____
 Zoning MXD Historic area designation ☐ Yes ☒ No
 Lot _____ Block _____ Subdivision _____
 Tax Identification Number (MUST BE FILLED IN) 09-03346161, 09-03380240, 09-03380251
09-03346148, 09-03346115, 09-03346137
09-03346126, 09-03346172

2. APPLICANT

Name CENTEX HOMES
 Street Address 9007 SHADY GROVE COURT Suite No. _____
 City GAITHERSBURG State MD Zip Code 20877
 Telephones: Work 301-987-2259 Home _____

3. CITY PROJECT NUMBER

Original Site Plan Number (if applicable) _____
 Name of previously approved Final Plan (if applicable) _____

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name VESSARD ARCHITECTURAL GROUP
 Architect's Maryland Registration Number _____ Telephone 703-760-9344
 Street Address 8603 WESTWOOD CENTER DR. Suite No. 400
 City VIENNA State VA Zip Code 22182

Engineer's Name RODGERS CONSULTING, INC.
 Engineer's Maryland Registration Number _____ Telephone 301-948-4700
 Street Address 9260 GAITHER ROAD Suite No. _____
 City GAITHERSBURG State MD Zip Code 20877

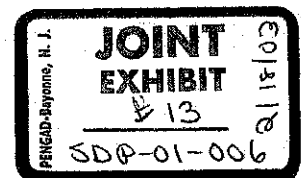
Developer's Name CENTEX HOMES Telephone 301-987-2259
 Street Address 9007 SHADY GROVE COURT Suite No. _____
 City GAITHERSBURG State MD Zip Code 20877
 Contact Person MR. ROBERT LARKIN

4. PROPERTY OWNER

Name CENTEX HOMES
 Street Address 9007 SHADY GROVE COURT Suite No. _____
 City GAITHERSBURG State MD Zip Code 20877
 Telephones: Work 301-987-2259 Home _____

continued on reverse side

\$3/2000



6. PRIMARY USE
☐ Mixed Use ☐ Non-Residential ☒ Residential

7. PROPOSED UNIT TYPE
☐ Mixed Use ☐ Retail/Commercial ☒ Other
☐ Office/Professional ☒ Residential Multi-Family
☐ Restaurant ☒ Residential Single Family

8. WORK DESCRIPTION

PROPOSED DEVELOPMENT TO INCLUDE 16 S.F. DETACHED UNITS
 330 TOWNHOUSE UNITS, 116 2 OVER 2 CONDOMINIUM UNITS TOTALING
 462 UNITS. ALSO PROPOSING A COMMUNITY POOL AND CLUBHOUSE.

9. PROJECT DETAIL INFORMATION. Please supply the following information

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (squarefeet)		435,600	2,395,364
2. Site Area (acres)		10.0	54.9
3. Total Number of Dwelling Units/Lots		N/A	462
4. Height of Tallest Building		PER APPROVAL OF CITY	55'
5. Green Area (squarefeet)		958,320	1,528,520
6. Number of Dwelling Units/Acre		PER ANNEXATION	8.4
7. Lot Coverage (Percent)		N/A	N/A
8. Green Area (Percent)		40%	63.8%
9. Residential			
a. Single Family Detached	# Units		16
b. Single Family Attached	# Units		330
c. Multi-Family Condo 2/2	# Units		116
d. Multi-Family Apartment	# Units		0
e. Other CLUBHOUSE FOR POOL			1
10. Retail/Commercial	Sq. Ft.		0
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		0
12. Office/Professional	Sq. Ft.		0
13. Warehouse/Storage	Sq. Ft.		0
14. Parking		1,198	1,549
15. Shared Parking/Waiver			N/A
16. Other			
17. Total			462 DWELLINGS

1 COMMUNITY BLDG.

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.
- Completed checklist.
- Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) ROBERT LARKIN

Applicant's Signature

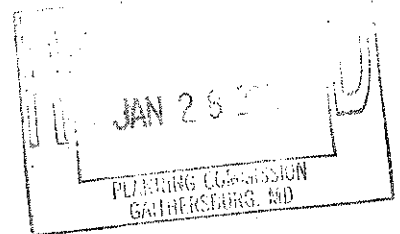
Date 1-28-03

Daytime Telephone

301-987-2259

HIDDEN CREEK MXD STREET NAMES

1. Goshen Drive
2. Goshen Lane
3. Lakeforest Road
4. Lakeforest Lane
5. Lakeforest Drive
6. Lakeforest Court
7. Greenview
8. Hopefarm
9. Midcounty Lane
10. Midcounty Road
11. Midcounty Drive
12. Battlefield Drive
13. Battlefield Lane
14. Battlefield Court
15. Battlefield Road
16. Greenfarm
17. Eastview
18. Raven Street
19. Raven Road
20. Raven Lane
21. Raven Court
22. Raven Drive
23. Greenfarm Street
24. Greenfarm Road
25. Greenfarm Lane
26. Greenfarm Court
27. Greenfarm Drive
28. Greensprings Street
29. Greensprings Road
30. Greensprings Lane
31. Greensprings Court
32. Greensprings Drive



February 5, 2003

Karey Major
Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Ms. Major:

Please publish the following legal advertisement in the **February 7-9, 2003 WEEKEND** and **February 12, 2003** issues of the Gaithersburg Gazette. *This is a correction to the January 29, 2003 and February 5, 2003 advertisements*

Sincerely,



Mark A. DePoe
Planner

ASSIGN CODE: SDP-01-006

ACCT. NO. 133649

NOTICE OF JOINT PUBLIC HEARING

The Mayor and City Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Schematic Development Plan application SDP-01-006, filed by **Hidden Creek I, LLC, Sandler at Hidden Creek LLC, Hidden Creek II, LLC and Churchill Development Corporation**, on

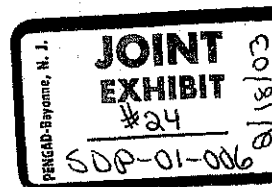
TUESDAY
February 18, 2003
AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests approval of a Schematic Development Plan (SDP), known as Hidden Creek – Land Bay III, in Gaithersburg, Maryland. The proposed plan includes 462 dwelling units (16 Single Family Detached, 330 Single Family Attached, and 116 2-over-2 Condominium Units) on approximately 56 acres of land. The subject property is located east of Goshen Road, between Mid-County Highway and Girard Street in the Mixed Use Development (MXD) Zone.

Further information is available from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Mark A. DePoe
Planner



MODE = MEMORY TRANSMISSION

START=FEB-06 11:16

END=FEB-06 11:18

FILE NO.=198

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
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-THE CITY OF GAITHERSBURG -

***** -PLAN AND CODE - ***** 3012586336- *****



Gaithersburg
A CHARACTER COUNTS! CITY

FAX TRANSMITTAL FORM

SEND TO: KAREY MAJOR
GAITHERSBURG GAZETTE

FAX NO.: 301-670-7136

FROM: MARK DEPOE
PLANNING & CODE ADMINISTRATION

FAX NO.: 301-258-6336

TELEPHONE NO.: 301-258-6330

DATE: 02/06/2003 TIME: 11:05 AM

NO. OF PAGES ATTACHED: 3

MESSAGE: **ADVERTISEMENTS FOR PUBLIC HEARING FOR THE
FEBRUARY 12, 2003 ISSUE OF THE GAITHERSBURG GAZETTE.**

THESE ADVERTISEMENTS ARE A CORRECTION FROM THE
VERSIONS SENT ON WEDNESDAY, FEBRUARY 5, 2003. THE
CHANGE IS TO THE FILED BY NAME AT THE END OF THE
FIRST PARAGRAPH FOR EACH AD.

THANK YOU.

COPIES ARE IN BUD



Gaithersburg

A CHARACTER COUNTS! CITY

CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF PUBLIC HEARING

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.

Meeting: PUBLIC HEARING
Application Type: SCHEMATIC DEVELOPMENT PLAN
File Number: SDP-01-006
Location: GOSHEN ROAD AND ODEN'HAL AVENUE
Applicant: HIDDEN CREEK I LLC, SANDLER AT HIDDEN CREEK LLC,
HIDDEN CREEK II LLC, CHURCHILL DEVELOPMENT CORP
Development: HIDDEN CREEK LAND BAY III
Day/ Date/Time: TUESDAY, FEBRUARY 18, 2003
Place: COUNCIL CHAMBERS, GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE

IMPORTANT

This application requests approval of a Schematic Development Plan (SDP) known as Hidden Creek – Land Bay III in the Mixed-Use Development (MXD) zone. The plan includes 462 dwelling units (16 Single Family Detached, 330 Single Family Attached, and 116 2-over-2 Piggyback Condominium Units) on approximately 56 Acres of land. Contact the Planning and Code Administration City Planner (listed below) at (301) 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

Joint Mayor and City Council and Planning Commission meetings can be viewed live on Gaithersburg Cable Television Channel 13, and at anytime (on demand) two weeks after the public hearing via the Internet and Web TV at <http://www.ci.gaithersburg.md.us>.

CITY OF GAITHERSBURG

By:

Mark DePoe, Long-Range Planning Director
Planning and Code Administration

SEE LOCATION MAP ON REVERSE SIDE



NOTICES SENT THIS 10th DAY OF FEBRUARY, 2003 TO:

APPLICANT AND INTERESTED PARTIES

(A list of interested parties and agencies is available in the file at the Planning and Code Administration Office.)

MAYOR AND COUNCIL

PLANNING COMMISSION

CITY STAFF

David B. Humpton, City Manager
Frederick J. Felton, Assistant City Manager
Tony Tomasello, Assistant City Manager
Stanley D. Abrams, City Attorney
Mary Beth Smith, Public Information Director
Doris Stokes, Administrative Assistant
Jeff Baldwin, City Web Administrator (via email)

LOCATION MAP

